

**Agenda Item Summary**BOC Meeting Date
3/18/2020**Requesting Agency**

Real Estate and Asset Management

Commission Districts Affected

6

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Request approval of a Sewer Easement Dedication of 46,057 square feet to Fulton County, a political subdivision of the State of Georgia from SF Parkway I, LLC, for the purpose of constructing the Stonewall Tell Warehouse Project at 4900 Stonewall Tell Road, Union City, Georgia 30349.

Requirement for Board Action *(Cite specific Board policy, statute or code requirement)*

Requirement for Board Action (Cite specific Board policy, statute or code requirement) According to Article XXXIV. – Development Regulations, 34.4.1 Land disturbance permit prerequisites.

Is this Item related to a Strategic Priority Area? *(If yes, note strategic priority area below)*

Yes All People Trust Government is Effective, Efficient and Fiscally Sound Open and Responsible Government

Is this a purchasing item?

No

Summary & Background*(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)*

Scope of Work: The proposed Stonewall Tell Warehouse Project, an industrial development, requires a connection to the County's sewer system. Fulton County development regulations require that all new sewer connections acknowledge Fulton County's ownership interests in the area(s) in which a connection is being made to the County's sewer system prior to the issuance of a Land Disturbance Permit. The easement area to be conveyed consists of 46,057 square feet and is located in Land Lot 134 of the 09F District of Fulton County, Georgia.

Community Impact: The community will benefit from the extension of the County's sewer system and the addition of a new commercial/retail development.

Department Recommendation: The Department of Real Estate and Asset Management recommends acceptance of the easement dedication.

Project Implications: Easement dedications by the owner of record to Fulton County are made a part of the public record and grant Fulton County access to perform construction, maintenance and upgrades to the water system once the proposed improvements are installed.

Agency Director Approval**County Manager's Approval****Typed Name and Title**

Joseph N. Davis, Director, Department of Real Estate and Asset Management

Phone

404-612-3772

Signature**Date**

Continued

Community Issues/Concerns: None.

Department Issues/Concerns: None.

History of BOC Agenda Item: None.

Contract & Compliance Information	<i>(Provide Contractor and Subcontractor details.)</i>
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Agency Director Approval		County Manager's Approval
Typed Name and Title	Phone	
Signature	Date	
Joseph N. Davis, Director, Department of Real Estate and Asset Management	404-612-3772	

Revised 03/12/09 (Previous versions are obsolete)

20-0189

Solicitation Information	NON-MFBE	MBE	FBE	TOTAL
No. Bid Notices Sent:				
No. Bids Received:				
Total Contract Value	.			
Total M/FBE Values	.			
Total Prime Value	.			
Fiscal Impact / Funding Source <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i> By acceptance of this sewer easement dedication, the County saves land acquisition costs of approximately \$41,248.00.				
Exhibits Attached <i>(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)</i> Exhibit 1 – Sewer Easement Agreement				
Source of Additional Information <i>(Type Name, Title, Agency and Phone)</i> Linda Alexander, Real Estate Specialist, Land Division, 404-612-7276				

Agency Director Approval		County Manager's Approval
Typed Name and Title Joseph N. Davis, Director, Department of Real Estate and Asset Management	Phone 404-612-3772	
Signature	Date	

Revised 03/12/09 (Previous versions are obsolete)

Continued

Procurement

Contract Attached: .	Previous Contracts: .		
Solicitation Number: .	Submitting Agency: .	Staff Contact: .	Contact Phone: .

Description:.**FINANCIAL SUMMARY**

Total Contract Value:	MBE/FBE Participation:
Original Approved Amount: .	Amount: . %: .
Previous Adjustments: .	Amount: . %: .
This Request: .	Amount: . %: .
TOTAL: .	Amount: . %: .

Grant Information Summary:

Amount Requested: .	<input type="checkbox"/>	Cash
Match Required: .	<input type="checkbox"/>	In-Kind
Start Date: .	<input type="checkbox"/>	Approval to Award
End Date: .	<input type="checkbox"/>	Apply & Accept
Match Account \$: .		

Funding Line 1: .	Funding Line 2: .	Funding Line 3: .	Funding Line 4: .
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KEY CONTRACT TERMS

Start Date: .	End Date: .
Cost Adjustment: .	Renewal/Extension Terms: .

ROUTING & APPROVALS

(Do not edit below this line)

X	Originating Department:	Davis, Joseph	Date: 3/9/2020
X	County Attorney:	Stewart, Derval	Date: 3/8/2020
.	Purchasing/Contract Compliance:	.	Date: .
.	Finance/Budget Analyst/Grants Admin:	.	Date: .
.	Grants Management:	.	Date: .
X	County Manager:	Anderson, Dick	Date: 3/9/2020

*** THESE DOCUMENTS MAY ONLY BE RECORDED BY A REPRESENTATIVE OF THE LAND DIVISION.
PLEASE DO NOT ATTEMPT TO RECORD THEM ON YOUR OWN. THANK YOU.***

[BLANK SPACE ABOVE THIS LINE IS FOR THE SOLE USE OF THE CLERK OF SUPERIOR COURT]

THIS DOCUMENT MUST ONLY BE RECORDED BY PERSONNEL OF THE FULTON COUNTY LAND DIVISION

Return Recorded Document to:

Fulton County Land Division

141 Pryor Street, S.W. – Suite 8021
Atlanta, Georgia 30303

Project Name : STONEWALL TELL ROAD
WAREHOUSE

Tax Parcel Identification No.: 09F340101340540
09F340101340243

Land Disturbance Permit No.: UNION CITY 18180400
Zoning/Special Use Permit No.: UNION CITY TCMU
(if applicable)

For Fulton County Use Only

Approval Date: _____
Initials: _____

SEWER EASEMENT (Corporate Form)

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 15TH day of NOVEMBER, 2019, between SF PARKWAY I, LLC, a corporation duly organized under the laws of the State of GEORGIA, party of the first part (hereinafter referred to as Grantor) and **FULTON COUNTY**, a Political Subdivision of the State of Georgia, party of the second part and Grantee.

WITNESSETH, that for and in consideration of \$1.00 in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and in consideration of the benefits which will accrue to the undersigned from the construction of a sewer line through subject property, and in consideration of the benefits which will accrue to the subject property from the construction of a sewer line through subject property, said Grantor has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey to FULTON COUNTY and to successors and assigns the right, title, and privilege of easements through subject property located in Land Lot(s) 09F, _____ Section (if applicable) of District 134, Fulton County, Georgia, and more particularly described as follows: To wit:

STONEWALL TELL WAREHOUSE

Project Name

Sewer Easement – Corporation
Revised 08/20/2007

20-0189

[See Exhibit "A" attached hereto and made a part hereof]

This right and easement herein granted being to occupy such portion of my property as would be sufficient for the construction, access, maintenance and upgrade of a sewer line through my property according to the location and size of said sewer line as shown on the map and profile now on file in the office of the Public Works Department of Fulton County, and which size and location may be modified from time to time including in the future after the date of this document to accommodate said sewer line within the aforesaid boundaries of the above-described easement.

For the same consideration, Grantor hereby conveys and relinquishes to FULTON COUNTY a right of access over Grantor's remaining lands as necessary for FULTON COUNTY to perform maintenance and repairs on said sewer line on both a routine and emergency basis.

Said Grantor hereby warrants that it has the right to sell and convey said sewer line easement and right of access and binds itself, its successors and assigns forever to warrant and defend the right and title to the above described sewer line easement unto the said FULTON COUNTY, its successors and assigns against the claims of all persons whomever by virtue of these presents.

Said Grantor hereby waives for itself, its successors and assigns all rights to any further compensation or claim to damages on account of the construction, access, upgrade or maintenance of said sewer line for the use of the property as herein agreed.

IN WITNESS HEREOF said party of the first part has hereunto affixed his/her hand and seal on the day and year first above written.

Signed, sealed and delivered this 15
day of November, 20 19
in the presence of:

[Signature]
Witness

[Signature]
Notary Public



GRANTOR: [Signature]
SF PARKWAY I, LLC

By: [Signature]

Print Name: J. Bradford Smith

Title: Manager

By: _____

Print Name: _____

Title: _____

[CORPORATE SEAL]








SANITARY SEWER EASEMENT CALLS

LINE	BEARING	DISTANCE
L1	S 82°01'11" E	257.30
L2	S 88°57'31" E	369.79
L3	S 89°26'40" E	413.26
L4	N 02°42'21" E	884.72
L5	N 79°04'00" E	220.91
L6	S 05°54'26" W	20.34
L7	S 05°54'26" W	20.34
L8	S 05°54'26" W	20.34
L9	S 13°20'52" W	160.04
L10	S 89°26'33" W	20.79
L11	N 89°26'48" E	151.23
L12	S 89°26'48" E	410.82
L13	N 88°57'31" E	371.10
L14	N 82°01'31" W	255.49
L15	N 00°14'20" W	20.25

EASEMENT AREA: 48.05' OF SE

EASEMENT AREA: 46,057 S.F.

LINEWORK LEGEND

	SANITARY SEWER & EASEMENT (SS EASE)
	PROPERTY BOUNDARY
	RIGHT-OF-WAY OR EASEMENT
	EXISTING EDGE OF PAVEMENT
	EXISTING FENCE
	EXISTING OR POWER LINE
	EXISTING GAS LINE

ABBREVIATIONS

[illegible]

GRAPHIC SCALE

(IN FEET)

1 inch = 100 ft

[illegible]

SANITARY SEWER EASEMENT

All that tract of land lying in Land Lot 134, Union City, Fulton County, GA, more particularly described as follows:

Commencing at the intersection of the northerly right of way of South Fulton Parkway and the easterly right of way of Stonewall Tell Road, proceed N 06°47'15" W for a distance of 497.69' to the **Point of Beginning**.

With the **Point of Beginning** established as described above, proceed S 82°01'11" E for a distance of 257.30' to a point, thence S 88°57'31" E for a distance of 369.79' to a point, thence S 89°26'40" E for a distance of 413.26' to a point, thence N 00°24'21" E for a distance of 884.72' to a point, thence N 79°04'00" E for a distance of 220.91' to a point, thence S 00°54'26" W for a distance of 20.34' to a point, thence S 78°55'29" W for a distance of 200.29' to a point, thence S 00°24'54" W for a distance of 878.63' to a point, thence S 13°20'52" W for a distance of 160.04' to a point, thence S 88°28'33" W for a distance of 20.79' to a point, thence N 13°22'18" E for a distance of 151.23' to a point, thence N 89°26'49" W for a distance of 410.82' to a point, thence N 88°57'31" W for a distance of 371.10' to a point, thence N 82°01'31" W for a distance of 255.49' to a point, thence N 00°14'20" W for a distance of 20.25' to the **Point of Beginning**.

Said easement contains 46,057 square feet (1.057 acres)

PERMIT 18S-048WR